

SECTION 7

ACCESSORY BUILDING AND USE REQUIREMENTS

- 7.01 In a residence or apartment district, an accessory building is a subordinate or incidental building, attached to or detached from the main building without separate kitchen facilities, not used for commercial purposes and not rented.
- 7.02 In other districts, an accessory building is a subordinate building, the use of which is incidental to and used only in conjunction with the main building.
- 7.03 Accessory dwelling units in the A and RE Districts shall be allowed as an incidental residential use of a building on the same lot or tract as the main dwelling unit and used by the same person or persons of the immediate family when approved as a Specific Use Permit, and meet the following standards:
- A. The accessory dwelling unit must be constructed to the rear of the main dwelling, separate from that upon which the main dwelling is constructed. Each lot must have a minimum of one-half (1/2) acre upon which an accessory dwelling unit may be constructed.
 - B. The accessory dwelling unit may be constructed only with the issuance of a Building Permit.
 - C. The accessory dwelling unit may not be sold separately from sale of the entire property, including the main dwelling unit, and shall not be sublet.
 - D. Setback requirements shall be the same as for the main structure.
- 7.04 **AREA REGULATIONS FOR ACCESSORY BUILDINGS IN RESIDENTIAL AND APARTMENT DISTRICTS:**
- A. Accessory building yard requirements in the MF-1 and MF-2 Districts shall be the same as the main building unless approved by the Planning & Zoning Commission on a preliminary site plan for the multiple family development. Accessory building yard requirements for all other Residential Districts for RE through 2F and including MH shall be as set forth in Article IV, Section 7.04(B). (ZA2002-0021)
 - B. **Size of Yards:**
 - 1. **Front Yard:** Detached front accessory buildings shall have a front yard not less than the main building or as specified in the particular district.
 - 2. **Side Yard:** There shall be a side yard not less than three feet (3') from any side lot line, or alley line for any accessory building provided that such building is separated from the main building by a minimum distance of ten feet (10'). In the case of an accessory building being closer than ten feet (10') to the main building, the minimum side yard requirements for the main building shall be observed. Accessory buildings adjacent to a side street shall have a side yard not less than fifteen feet (15'). Garages located and arranged so as to be entered from the side yard shall have a minimum distance of twenty feet (20') from the side lot line, alley line, or easement line. Carports or garages arranged to be entered from the side yard, facing a public street, shall have a minimum distance equal to the required front yard for the main building.
 - 3. **Rear Yard:** There shall be a rear yard not less than three feet (3') from any lot line or alley line, or easement line, except that;
 - a. If no alley exists, the rear yard shall be not less than ten feet (10') as

measured from the rear lot line;

- b. Carports, garages, or other accessory buildings, located within the rear portion of a lot as heretofore described, constructed closer than ten feet (10') to the main building, shall have a rear yard equivalent to the rear yard requirement for the main building;
- c. Accessory buildings constructed ten feet (10') or more from the main building shall have a rear yard of three feet (3'). If an alley exists, accessory buildings may be located within three feet (3') of a rear lot line if the height of the building is no greater than eight feet (8') and a solid fence or wall of the same height shall be built on the rear lot line to screen the building from property located to the rear;
- d. Garages arranged so as to be entered by a motor vehicle from an alley or rear alley easement shall be set back from the rear yard or alley easement line a minimum distance of twenty feet (20')

7.05 ACCESSORY BUILDINGS IN MH DISTRICT:

In the MH District, no carport, garage, storage building, office, or caretaker's dwelling, laundry house, or other permitted structure may be located nearer than ten feet (10') to any side or rear property line. Such structures shall also be subject to front yard requirements above.

7.06 DETACHED GARAGE AND ACCESSORY BUILDING CONSTRUCTION

- A. The exterior facades of a detached garage or other accessory building or structure in all zoning districts shall be constructed of the same exterior construction material of the main building or structure and at a minimum, the requirements which meet or exceed Article IV, Section 9.09. Cementitious fiber board may be used to fulfill masonry requirements for an accessory building or structure of two hundred (200) square feet or less in a single-family or two-family district.
- B. Metal or wood may be used as an exterior construction material for an accessory building or structure of one hundred twenty (120) square feet or less in a single-family or two-family district.
- C. Cementitious fiber board may be used to fulfill masonry requirements for structures accessory to an existing structure constructed entirely of wood or vinyl siding.